



SAINT  
**LOUIS**  
COUNTY  
MINNESOTA

## Land & Minerals Department Tax Forfeited Property Report

About Report: Property information is collected from multiple databases and departments in St. Louis County. Data is updated regularly, but may not include pending or recently entered changes.

Government Services Center  
320 West Second Street, Duluth, MN 55802  
218-726-2606  
[www.stlouiscountymn.gov](http://www.stlouiscountymn.gov)  
[Disclaimer](#)

**Contract #:** C22110069

**Tract #:** 84

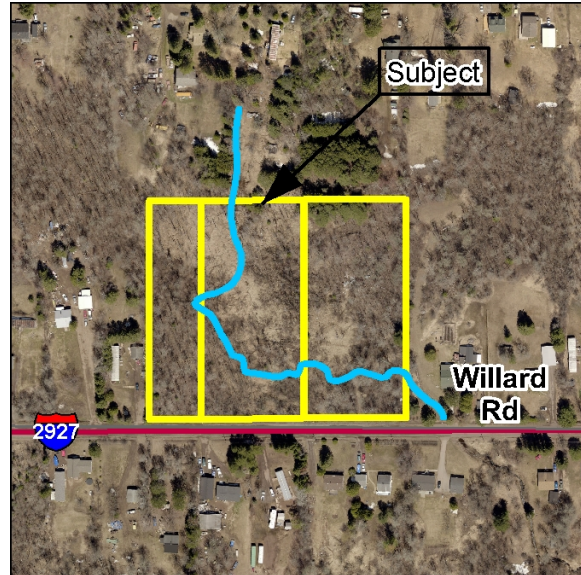
**Parcel Code(s):** 520-0090-00150,00160,00180

**Physical Address or Location:**

between address #4123 and #4149 Willard Rd.

**Legal Description (s):**

LOTS 15 THRU 19, BLOCK 1, COLMANS 4TH ACRE TRACT ADDN  
TO DULUTH



**Approximate Acres:** 4.90000  
010

**Zoning:** Residential

**Comments:**

Approximately 4.9 acres in Rice Lake Township near the Homecroft School. These lots are partially low with ash, alder and grasses along a small trout stream. There is younger aspen along the east edge that transitions to higher ground with larger aspen and scotch pine toward the back. The driveway will require an approved stream crossing. There is a dilapidated mobile home on lot 19. Any personal property remaining is sold with the land. Zoning is Rural Res 2 (Residential), requiring a minimum of 1 acre and 100 feet of lot width and frontage to meet zoning standards. These combined lots have about 500 feet of frontage on the Willard Rd. and are about 427 feet deep. There is a conservation easement 50 feet in width on each side of the centerline of the stream to provide riparian protection and public access for angling. Check with the Town of Rice Lake for any pending or future assessments that may be reinstated. Recording fee \$46.00.

**Driving Directions:**

From the intersection of CSAH #4 (Rice Lake Rd.) and CSAH #9 (Martin Rd.) in Duluth, travel east on the Martin Rd. for 2 miles. Turn south (right) on CSAH #34 (Howard Gnesen Rd.) and travel to the stop sign. Go straight and then turn right on the Willard Rd. Parcels are between addresses #4123 and #4149 Willard Rd.

Land	\$12,575.00
Improvements	\$0.00
Assessments	\$0.00
Timber	\$225.00
Grand Total	\$12,800.00

Future Assessments	\$0.00
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**Recorded Documents: (NOTE: This is not a complete list of recorded documents)**